

AGENDA
Inland Wetland Agency
Regular Meeting
Monday, February 6, 2012
Council Chambers, Audrey Beck Building

Call to Order: 7:00 PM

Review of Minutes of Previous Meetings and Action Thereon:

1.03.2012 - Regular Meeting

Communications:

Conservation Commission: There were no referrals this month
GM monthly business memorandum

Public Hearings:

Continuation of public hearing from 1.03.2012:

W1490 - Eastbrook Mall - 95 Storrs Rd - brook crossing, work in regulated area

Old Business:

W1488 - DEP Legislation and Regulations Advisory - minor changes to statutes
Consideration of action

W1491 - Cumberland Farms - 643 Middle Turnpike & 1660 Storrs Road
Consideration of action

New Business:

W1492 - Common Fields - 474 Storrs Rd - barn conversion & site work in buffer

Reports of Officers and Committees:

Other Communications and Bills:

Soc. of Soil Scientists - Registry of Soil Scientists

Adjournment:

DRAFT MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Tuesday, January 3, 2012
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), M. Beal, R. Hall, K. Holt, G. Lewis (7:02 p.m.), P. Plante, K. Rawn, B. Ryan
Members absent: B. Pociask
Alternates present: B. Chandy, V. Ward
Staff present: Grant Meitzler (Wetlands Agent)

Chairman Goodwin called the meeting to order at 7:00 p.m. and appointed alternate Chandy to act in Pociask's absence.

Minutes:

12-05-2011 - Regular Meeting- Beal MOVED, Ryan seconded, to approve the 12-05-11 minutes as written. MOTION PASSED UNANIMOUSLY.

12-13-2011 – Field Trip- Ryan MOVED, Beal seconded, to approve the 12-13-11 Field Trip meeting minutes as written. MOTION PASSED with Goodwin, Beal, Holt, Ryan and Rawn in favor and all others disqualified.

Communications:

The 12-27-11 Wetlands Agent's Monthly Business report and the draft minutes of the 12-21-11 Conservation Commission were noted.

Public Hearings:

W1488 - DEEP Legislation and Regulations Advisory - minor changes to statutes

Chairman Goodwin opened the Pubic Hearing at 7:03 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. G. Meitzler, Wetlands Agent, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a 1/3/12 letter from Town Attorney, D. O'Brien; a 12/28/11 memo from G. Meitzler, Wetlands Agent; an 11/28/11 letter from D. Winthrop, DEEP; and noted the referrals sent out to Staff and Committees.

Meitzler reviewed the proposed regulation revisions, noting that the changes are mandatory and were adopted into the State Statutes in July, 2011. Noting no comments from the Agency or public, Plante MOVED, Rawn seconded, to close the Public Hearing at 7:12 p.m. MOTION PASSED UNANIMOUSLY.

W1490 - Eastbrook Mall - 95 Storrs Rd - brook crossing, work in regulated area

Chairman Goodwin opened the Pubic Hearing at 7:12 p.m. Members present were Goodwin, Beal, Hall, Holt, Lewis, Plante, Rawn, Ryan and alternates Chandy and Ward. Alternate Chandy was appointed to act. G. Meitzler, Wetlands Agent, read the Legal Notice as it appeared in the Chronicle on 12/20/11 and 12/28/11 and noted the following communications received and distributed to members: a 12/20/11 revised set of plans; a 12/27/11 memo from G. Meitzler, Wetlands Agent; a 12/28/11 letter from D. Sawicki, Executive Director, CT DOT; and 12-21-11 comments from the Conservation Commission.

John Whitcomb, of BL Companies, reviewed the application showing the proposed work on the plans. Whitcomb noted that he met with the Assistant Town Engineer/Wetlands Agent and the Director of Planning and Development last week and identified several items that need to be addressed. He reviewed with the Agency three items identified at that meeting; the need for a F.E.M.A. map revision for the "pad site"; a report, and continued monitoring, by a wildlife specialist regarding the protected turtle species located at this site; and an adequate encroachment buffer. Whitcomb anticipates revised plans and additional information will be ready for the next meeting. The Wetlands Agent asked the applicant for more information on a number of issues including written permission from abutting property owners.

Members expressed concern about the following items: the crossing over Saw Mill Brook to enter and exit the pad site; protection for the wood turtle; the berm and proposed retaining wall to the north of the proposed store (Michael's) addition; the proposed leak-offs; and drainage pipe capacity.

Goodwin noted that the applicant plans to provide the agency with revised plans and additional information, and recommended that the Hearing be kept open. At 7:42 p.m. Rawn MOVED, Hall seconded, to continue the Public Hearing until 2/6/12. MOTION PASSED UNANIMOUSLY.

Old Business:

W1489 - Town of Mansfield - Woodland Rd - relocate drainage at Ashford Town Line

Holt MOVED, Hall seconded, to approve the application submitted by the Town of Mansfield (Wetlands File #W1489) for relocation of street drainage to the rear of 526 Woodland Road on land of Moore as depicted on a plan dated 11/30/2011, with 180 feet of 18-inch pipe and level spreader outlet protection, portions of which drainage system are located within 150-foot regulated area, and as described in a presentation made to the Inland Wetlands Agency at its 12/07/2011 meeting, and as viewed on a field trip on 12/13/2011.

This action is based on a finding of no significant impact, and is conditioned on the following provisions being met:

1. All erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.
2. This approval does not become effective until signed approvals for the work are received from the property owners: Moore, Wrubel, Best and Sirico.

This approval is valid for a period of five years (until January 3, 2017), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

New Business:

W1491 - Cumberland Farms - 643 Middle Turnpike & 1660 Storrs Road

Ryan MOVED, Holt seconded, to receive the application submitted by Cumberland Farms, Inc. (File #W1491) under the Wetlands and Watercourses Regulations of the Town of Mansfield, for a convenience store and gas station, on property located at 643 Middle Turnpike and 1660 Storrs Road (Routes 44/195/320), as shown on a map dated December, 9, 2011, and as described in application submissions, and to refer said application to staff and Conservation Committee, for review and comments. MOTION PASSED UNANIMOUSLY.

Attorney Joseph P. Williams, of Shipman and Goodwin, and Kevin Thatcher, P.E., of CHA Companies, gave the Agency a brief overview of the proposed Cumberland Farms project. Plante asked if a Phase 2 report was completed on the property. He would like to see a copy of it. Goodwin noted there were no further questions or comments from Agency or public and noted that this item would be taken up for a full presentation at the February 6th Inland Wetlands Agency meeting.

Communications: Noted.

Adjournment: Plante MOVED, Hall seconded, that the meeting be adjourned at 8:00 p.m. MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Katherine Holt, Secretary

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 January 2012
Conference B, Audrey P. Beck Building
(draft) MINUTES

Members present: Peter Drzewiecki (from 8:07p), Neil Facchinetti, Quentin Kessel, Scott Lehmann. *Members absent:* Aline Booth (Alt.), Joan Buck (Alt.), Robert Dahn, John Silander, Frank Trainor. *Others present:* David Morse.

1. The meeting was called to order at 7:45p by Chair Quentin Kessel.
2. Consideration of the **minutes of the 21 December meeting** was deferred until a quorum was present. The draft minutes were approved as approved as written after Peter Drzewiecki arrived.
3. **RBC Watershed Protection Grant.** The Natchaug Steering Committee has decided that the deadline for applying to the Royal Bank of Canada (RBC) for a Leadership Grant to promote its Natchaug Conservation Action Plan is too close and will instead apply for a more modest Community Action Grant from RBC.
4. **Heidinger Letters.** After some discussion of communications from former resident Kurt Heidinger regarding UConn's status under State water law, the Commission unanimously agreed (motion: Facchinetti, Drzewiecki) to send to following comment to the Town Council:

In several recent missives to the Commission, former resident Kurt Heidinger maintains that the University does not qualify as a water company under Connecticut law and accordingly is not bound by provisions of State water law that apply to water companies, such as the Aquifer Protection statute. The Commission lacks the legal expertise to evaluate Mr. Heidinger's position. However, it believes that the University and its contractor, the Connecticut Water Company, should be covered by State laws and regulations governing protection of water supplies in Aquifer Protection Areas and by other laws and regulations intended to insure safe operations by water producers, suppliers, treatment facilities and distribution systems in the State. Accordingly, if the University and its contractor are in fact not subject to these laws and regulations, the Commission urges the Town Council to enlist the help of our local State legislators in correcting this omission.

5. **Dark Skies.** "The City Dark," a documentary film on light pollution, will be shown at 7:00p, 03 February 2012 at E.O. Smith. A favorable review of the film appears in today's *The New York Times*.

6. **Adjourned** at 8:22p.

Scott Lehmann, Secretary, 19 January 2012.

PAGE
BREAK

Memorandum:

February 1, 2012

To: Inland Wetland Agency
From: Grant Meitzler, Inland Wetland Agent
Re: Monthly Business

W1419 - Chernushek - hearing on Order

- 3.10.09: The hearing on the Order remains open and should continue until the permit application under consideration is acted upon.
(The Order was dropped on approval of the application required in the Order.)
- 4.30.09: Former rye grass seeding is beginning to show green. I spoke with Mr. Chernushek this afternoon who indicated health problems that delayed his starting but indicated he will be working this weekend. I will update on this Monday evening.
- 5.26.09: A light cover of grass growth has come in. Mr. Chernushek indicates health problems and two related deaths have delayed his start of work since the permit approval was granted. It appears that some light work has started. He has further indicated that he will start a vacation on June 22, 2009 to finish the work.
- 6.13.09: Work is underway.
- 6.21.09: Bulldozer work has been completed - finish work remains. The additional silt fencing has been placed along the northerly wetlands crossing, and the additional pipe under the southerly crossing has been installed. Remaining work includes finish grading along edges, spreading stockpiled topsoil, and establishing grass growth.
- 7.01.09: I spoke with Mr. Chernushek who indicated he expects work to be completed by September 1, 2009. (Site photo attached).
- 9.03.09: Mr. Chernushek has been working on levelling and grading. The formerly seeded areas have become fairly thick growth surrounding the central wet areas. He has further indicated that with the combination of weather and the slower moving of earth with the payloader compared to the earlier rented bulldozer has led him to contact contractors for earth moving estimates which have not yet been received. The site is not yet finished but has remained quite stable.
- 9.12.09: I met with Mr. Chernushek today and discussed again what his plans are for stabilizing this work site.
- 10.01.09: Mr. Chernushek indicated he has not heard back from the contractor he had spoken with about removing material, and is in progress of contacting others. In discussion is removal of material from the site either within the 100 cubic yard limit or obtaining a permit for such removal.
- 10.28.09: Mr. Chernushek has indicated he has made arrangements with DeSiato Sand & Gravel to remove 750 cubic yards of material. Staff is in the process of clarifying permit requirements.
- W1445 - Chernushek - application for gravel removal from site**
- 11.30.09: Packet of information representing submissions by Mr. Chernushek, Mr. DeSiato and myself is in this agenda packet as Mr. Chernusheks's request for modification.
- 12.29.09: Preparation of required information for PZC special permit application is in progress. Tabling any action until the February 1, 2010 meeting is recommended.

- 1.12.10: 65 day extension of time received.
- 2.18.10: No new information has been received.
- 2.25.10: This application has been **withdrawn**.
- 6.30.10: As viewed from the adjacent property, the upstream and downstream areas have grown to a decent protected surface. I did not see indication of sediment movement.
- 10.26.10: A sale of the East portion of the Chernushek property has been in negotiation.
- 12.27.10: The property exchange has been completed. The owner is now the neighboring property owner Bernie Brodin. He has indicated his intention to stabilize the area as weather permits.
- 4.25.11: Mr. Brodin indicates he is starting with grading and spreading hay and seed to stabilize disturbed areas.

Mansfield Auto Parts - Route 32

- 2.24.11: Inspection - no vehicles are within 25' of wetlands.
- 3.09.11: Inspection - no vehicles are within 25' of wetlands.
- 3.22.11: Inspection - no vehicles are within 25' of wetlands.
- 4.25.11: Inspection - no vehicles are within 25' of wetlands.
- 5.17.11: Inspection - no vehicles are within 25' of wetlands.
Mr. Bednarczyk's estimate is that approximately 100 tires per month are being removed from the site.
- 6.14.11: Inspection - no vehicles are within 25' of wetlands.
- 7.12.11: Inspection - no vehicles are within 25' of wetlands.
- 8.04.11: Inspection - no vehicles are within 25' of wetlands.
- 9.13.11: Inspection - no vehicles are within 25' of wetlands.
- 11.03.11: Inspection - two vehicles are within 25' of wetlands.
Vehicle doors and a camper or trailer are stored in the extreme rear lot not approved by zoning for use.
- 11.30.11: Inspection - two vehicles are within 25' of wetlands.
Employees indicate cars will be moved soon. Payloader repair parts are to be there later today and cars will be moved as soon as parts are installed.
Owner indicated in earlier discussion that the doors would be moved.
Rate of tire removal has increased with a company in Massachusetts removing them by truckload. At time of this discussion (about a week ago) nearly 2,000 tires had been removed from the lot by the railroad tracks.
- 12.07.11: Inspection - two vehicles are within 25' of wetlands.
Payloader repairs not yet completed. Weekly inspections will be made until the two vehicles and doors are moved.
- 12.27.11: Inspection - 1 vehicle within 25' of wetlands - owner indicates it will be moved this week. Payloader is back in operation. Owner indicates doors in "rear" lot will be moved this week. Large number of tires have been moved from lot by RR tracks - approximately 65% of tires have been removed.
- 2.01.12: Inspection - employee indicates payloader repair has had problems and the one car within 25' has not yet been moved. Tire removal has continued and about 90 percent of the tires have been removed. A truck from the company removing the tires arrived while I was at the site.

Grant Meitzler

From: Linda M. Painter
Sent: Tuesday, January 31, 2012 4:19 PM
To: Grant Meitzler
Subject: FW: Eastbrook Mall - Mansfield CT
Attachments: SP11C390401-No Dental-SP-1A 24x36 40SC.pdf; SP11C390401-No Dental-SP-1 A 11x17.pdf

From: Whitcomb, John [mailto:JWhitcomb@blcompanies.com]
Sent: Tuesday, January 31, 2012 4:18 PM
To: Linda M. Painter; Jessie L. Shea
Cc: Dan Plotkin
Subject: FW: Eastbrook Mall - Mansfield CT

Linda



Per our conversation today please consider this formal notification that we wish to amend our application to exclude the outparcel and appurtenances including the brook crossing, and SR195 access. Please accept the pdf above as our intent to pursue for permit.

Thanks for your time today.

John Whitcomb, PE
Senior Project Manager



BL Companies • 355 Research Parkway, Meriden, CT 06450 • 203.630.1406 • Direct: 203.427.2519 • Mobile: 203.687.7149 • Fax: 203.630.2615
An Employee-Owned Company • www.blcompanies.com

From: Fielding, James
Sent: Tuesday, January 31, 2012 3:19 PM
To: Whitcomb, John
Subject: Eastbrook Mall - Mansfield CT

John,

Attached are the site plans for Eastbrook Mall expansion without the dental building. One plan is 24x36, the other is 11x17 (same drawing)...

Thanks,
James W. Fielding, ASLA, LEED AP
Senior Landscape Architect

2/1/2012

ZONING INFORMATION

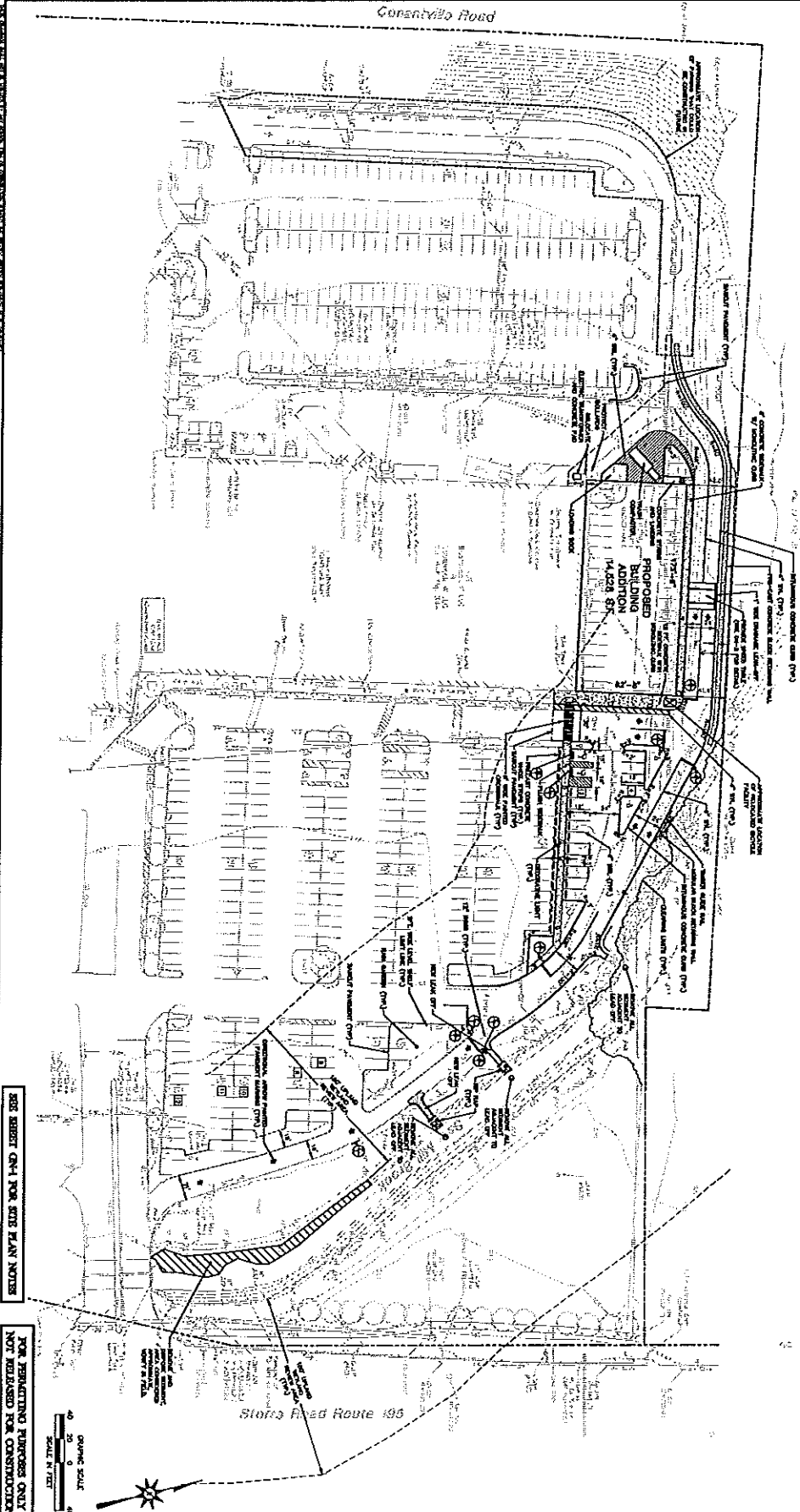
ITEM	REQUIREMENT	PROPOSED
1. MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
2. MINIMUM LOT FRONT	100 FEET	100 FEET
3. MINIMUM LOT DEPTH	100 FEET	100 FEET
4. MINIMUM LOT FRONT SETBACK	10 FEET	10 FEET
5. MINIMUM LOT SIDE SETBACK	10 FEET	10 FEET
6. MINIMUM LOT REAR SETBACK	10 FEET	10 FEET
7. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
8. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
9. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
10. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY

PARKING SUMMARY

ITEM	REQUIREMENT	PROPOSED
1. MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
2. MINIMUM LOT FRONT	100 FEET	100 FEET
3. MINIMUM LOT DEPTH	100 FEET	100 FEET
4. MINIMUM LOT FRONT SETBACK	10 FEET	10 FEET
5. MINIMUM LOT SIDE SETBACK	10 FEET	10 FEET
6. MINIMUM LOT REAR SETBACK	10 FEET	10 FEET
7. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
8. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
9. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY
10. MINIMUM LOT FRONT YIELD	100 CARS PER DAY	100 CARS PER DAY

LEGEND

[Symbol]	PROPOSED LOT
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING STREET LIGHT



SEE SHEET 04-1 FOR SITE PLAN NOTES

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

SP-1A

EASTBROOK MALL
STORRS ROAD (ROUTE 195)
MANSFIELD, CONNECTICUT



Memorandum:

January 30, 2012

To: Inland Wetland Agency

From: Grant Meitzler, Inland Wetland Agent

Re: W1490 - Eastbrook Mall - addition & satellite building

plan reference: bearing latest revision date January 30, 2012
Traffic Impact Study October 2011
Stormwater Management Study ... December 2011
Updating BL commentary January 30, 2012
State Traffic Comm. letter December 28, 2011
Natural Diversity Database letter ... January 31, 2012

This application proposes extending the front section of Eastbrook Mall 82'8" on the north end of the existing mall building and placing a revised roadway next to the addition connecting the front and rear parking areas.

The wetlands here are those associated with the Sawmill Brook watercourse. The brook runs along the east and south edges of the mall's front parking lot in a man made channel dating from the mall's original construction. Upstream the brook runs behind the Shanti Motel in wide stream that appears natural. Beyond the motel behind the Big Y shopping center the brook widens to a large marsh area.

The proposal appears subject to the DEP Fisheries, FEMA flooding, and possibly ConnDOT drainage requirements.

The plan alters the existing drainage system for the north part of the mall property and underground storage has been provided to lessen outflow which is to the Sawmill Brook and ultimately to the Natchaug River. The site is not within the Windham Waterworks watershed area.

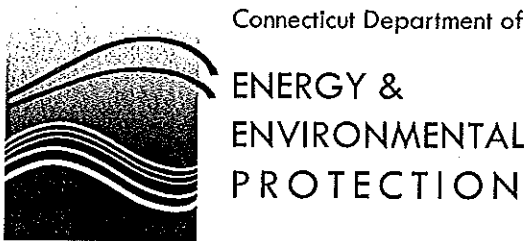
The nearest part of the building construction is at the northeast corner of the proposed mall addition. Raised land will exist between the edges of the construction area for the relocated road and Sawmill Brook. The proposed drainage system has added under ground storage so that projected flows after development are slightly less than at present. Catch basins have been provided with "hoods" to minimize debris outflow. The outlet of the drainage is to Sawmill Brook at the same location as the piped system presently discharges. Cosmetic improvement and protective fencing are shown along the drop off to the brook level at this location. Upgrading of paved leak-offs along the northeast edge of the parking lot are indicated. Removal of accumulated sand in the brook is also indicated.

New planted islands are to be provided with as garden areas to the extent underground soil conditions permit.

A substantial retaining wall is to be provided along the north side of the relocated roadway. This wall is to be built of prefabricated sections that allow for plantings up the face of this wall.

This latest plan revision shows removal of the driveway crossing Sawmill Brook to a formerly proposed 3200 building with a new drive connecting to Rte 195. With that reduction in scale I believe this present plan represents an improvement with respect to on-site drainage and the Sawmill Brook.

PAGE
BREAK



Bureau of Natural Resources
Wildlife Division
Natural History Survey – Natural Diversity Data Base

January 31, 2012

Mr. Jeff Shamas
Northeast Regional Manager
BL Companies
355 Research Parkway
Meriden, CT 06450

Regarding: Eastbrook Mall, Mansfield - Natural Diversity Data Base 201200092

Dear Mr. Shamas:

In response to your request for a Natural Diversity Data Base Review of State Listed Species for the Eastbrook Mall in Mansfield, our records indicate extant populations of species documented on or within the vicinity of the site:

Wood turtle (*Glyptemys insculpta*) Status: Species of Special Concern

Habitat and Ecology: Wood turtles require riparian habitats bordered by floodplain, woodland or meadows. They hibernate in the banks of the river in submerged tree roots. Their summer habitat includes pastures, old fields, woodlands, powerline cuts and railroad beds bordering or adjacent to streams and rivers. This species has been negatively impacted by the loss of suitable habitat.

Please be advised that this is a preliminary review and not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to the Department of Energy and Environmental Protection (DEEP) for the proposed site. Wildlife Biologists will continue to confer with the DEEP Bureau of Water Protection and Land Reuse, Inland Water Resources Division to mitigate negative effects to listed species.

The Natural Diversity Data Base includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys

79 Elm Street, Hartford, CT 06106-5127
www.ct.gov/deep
Affirmative Action/Equal Opportunity Employer

required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. If the project is not implemented within 12 months, then another Natural Diversity Data Base review should be requested for up-to-date information.

Thank you for consulting the Natural Diversity Data Base. If you have any additional questions, I can be contacted by email at Elaine.Hinsch@po.state.ct.us.

Sincerely,

/s/
Elaine Hinsch
Program Specialist II
Wildlife Division

To: Inland Wetland Agency
From: Grant Meitzler, Assistant Town Engineer
Re: W1491 - Cumberland Farms - Rtes 44 & 195

January 31, 2012

plan reference: bearing latest date January 23, 2012
Traffic Study: dated December 2011
Stormwater Management Report: dated July 11, 2011

This application proposes a new Cumberland Farms store with fuel service installations on the combined Kathy John's Restaurant and Republic Oil sites located on the northeast corner of the Route 44/195 intersection.

There are two wetland areas shown with 150' regulated areas including portions of proposed construction. No work is proposed directly in wetlands.

wetland area A

This wetland is located next to Route 320 and is along the northerly property boundary. This is a complex area with natural features in the wooded area away from Route 320. This appears to connect with wetlands on the adjacent property to the east, and contains a small intermittent brook as well as wooded shrub swamp areas. The location collects Rte 320 drainage, drainage from the parking lots and from Rte 44 which is discharged about 7' south of the north property line and 42' from the edge of Rte 320. There is also a small flow that comes from a swale along the edge of Rte 320 in front of the Gordon house lot (north abuttor).

The 150' regulated area line is indicated on both the existing site plan and the proposed new site layout. The existing site parking lot encroaches on this regulated area slightly with varying distances from 0 to 11 feet. The proposed parking lot has been reduced in size and has been kept outside of the 150' regulated zone for wetland area A with the exception of a retention pond structure (See next page).

wetland area B

This wetland is located on the easterly abuttor's property and is uphill of the proposed Cumberland Farms site. There is little chance of impact as long as the present connections to the piped drainage system under the proposed site parking areas and adjacent grass are maintained.

This wetland slopes from the northeast down to the property line along the easterly site boundary. There is a swale shown on the adjacent property leading flow to a low area on Rte 44. A 6' pipe is indicated on the site plan connecting water flow from this area to the most southeasterly catch basin on the Cumberland site. On a visit to the site today I saw no surface flow from this adjacent uphill wetland area showing on the parking lot surface of the adjacent grass.

The existing edge of the parking is about 15' from the edge of

wetland area B. The proposed new parking lot has been kept 50 feet away from wetland area B. The 150' regulated area next to this wetland area B is shown and includes most of the new building and a portion of the parking lot. The building and parking lot areas drain away from wetland area B to the new retention pond, and eventually flow to wetland A and toward the Willimantic River via Fisher's Brook.

Sediment & Erosion Plan:

The Construction sequence does not indicate the building demolitions. The person responsible for implementing the sediment & erosion plan should be submitted as soon as the contractor has been chosen - with contact numbers.

No stockpile location has been indicated on the plan. Appropriate notes are present indicating protection of stockpile areas, including temporary seeding.

A tracking pad has been indicated at each site entrance with the note that no entrances are to be used by construction traffic.

There is a note and arrow pointing to silt fence along Route 44 but the silt fence being indicated is not there on the plan, having ended 120' away just east of the 195/44 intersection.

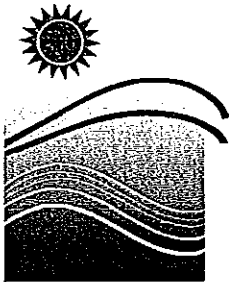
Drainage & Retention Pond:

The plans indicate a complex system of storm drainage spread under most of the developed site. Some of the older system will remain functional and will be preserved. New drainage for key locations around the proposed building and pump island areas are to be integrated with portions of the existing system being preserved.

The finished drainage system includes a retention pond/infiltration area about 2500 sq.ft in size that will include hoods on the catch basin outlets closest to the retention pond. This has been designed according to DEP Water Quality Volume and Flow limitations to treat and collect the first inch of storm rainfall. (Highly advisable on this gasoline service site). This pond includes inflow rip-rap protection, filtered outflow piped to existing storm drain. An overflow area has been provided and is also rip-rap protected. This overflow will only be needed in extreme storm events and it subsequently flows overland to wetland area A and Route 320, and ultimately to the Willimantic river via Fisher's Brook.

Summary recommendations:

1. add silt fence and catch basin inlet protection along the Route 44 frontage.
2. add proposed stockpile location area.
3. Construction traffic entry and exit is to be limited to the tracking pad locations placed at each of the proposed final drives for the site.
4. maintain the present connections between water flow from wetland B and the existing and proposed drainage systems.



Connecticut Department of

ENERGY &
ENVIRONMENTAL
PROTECTION

Wildlife Division

Natural History Survey – Natural Diversity Data Base
79 Elm Street, 6th Floor
Hartford, CT 06106-5127

January 17, 2012

Joseph Williams
Shipman & Goodwin LLP
One Constitution Plaza
Hartford, CT 06103
jwilliams@goodwin.com

Subject: NDDB Request #201200125
Construction of a Cumberland Farms gas station
and convenience store, 643 Middle Turnpike and
1660 Storrs Road; Mansfield, CT


Dear Joseph Williams,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided. Based on our current records, we do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site.

Natural Diversity Data Base information includes all information regarding critical biologic resources available to us at the time of the request. This information is a compilation of data collected over the years by the CT Department of Energy & Environmental Protection, Bureau of Natural Resources and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site specific field investigations. Consultations with the Data Base should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. If the proposed work has not been initiated within 12 months of this review, contact the NDDB for an updated review.

Please contact me if you have any questions (nelson.debarros@ct.gov; 860-424-3585). Thank you for consulting the Natural Diversity Data Base and continuing to work with us to protect State-listed species.

Sincerely,


Nelson B. DeBarros
Botanist/Ecologist

PAGE
BREAK

Memorandum:

February 2, 2012

To: Inland Wetland Agency

From: Grant Meitzler, Inland Wetland Agent

Re: New Business for February 6, 2012 meeting

W1492 - Common Fields - 476 Storrs Rd - barn renovation, addition and site improvements

	yes	no
	-----	-----
fee paid	x	
certified receipts	x	
map dated	1.17.2012	

This application is for renovation of the barn at 476 Storrs Rd including additions and site improvements.

Receipt and referral to the Conservation Commission is appropriate.

PAGE
BREAK

APPLICATION FOR PERMIT
MANSFIELD INLAND WETLANDS AGENCY
4 SOUTH EAGLEVILLE ROAD, STORRS, CT 06268
TEL: 860-429-3334 OR 429-3330
FAX: 860-429-6863

FOR OFFICE USE ONLY

File # 1492
Fee Paid \$185.00
Date Received 2-2-12

Applicants are referred to the Mansfield Inland Wetlands and Watercourses Regulations for complete requirements, and are obligated to follow them. For assistance, please contact Grant Meitzler, Inland Wetlands Agent at the telephone numbers above.

Please print or type or use similar format for computer; attach additional pages as necessary.

Part A - Applicant

Name Michael C. Healey

Mailing Address P.O. Box 557

Mansfield Center, Connecticut Zip 06250

Telephone-Home (cell) 860-377-9901 Telephone-Business (860) 456-4500

Title and Brief Description of Project

Title: Common Fields. Barn renovations, additions and associated
improvements for banquet hall.

Location of Project 476 Storrs Road

Intended Start Date June 2012

Part B - Property Owner (if applicant is the owner, just write "same")

Name same

Mailing Address same

Zip _____

Telephone-Home same Telephone-Business same

Owner's written consent to the filing of this application, if owner is not the applicant:

Signature _____ date _____

Applicant's interest in the land: (if other than owner) _____

Part C - Project Description (attach extra pages, if necessary)

- 1) Describe in detail the proposed activity here or on an attached page. (See guidelines at end of application – page 6.)

Please include a description of all activity or construction or disturbance:

- a) in the wetland/watercourse
b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

A) No activity will take place within wetlands or watercourses

B) See attached construction narrative

- 2) Describe the amount or area of disturbance (in square feet or cubic yards or acres):

- a) in the wetland/watercourse
b) in the area **adjacent** to (within 150 feet from the edge of) the wetland/watercourse, even if wetland/watercourse is **off** your property

Upland Review Disturbance = 0.52 Acres

- 3) Describe the type of materials you are using for the project: See Plans and construction narrative

- a) include **type** of material used as fill or to be excavated see construction narrative
b) include **volume** of material to be filled or excavated see construction narrative

(cc w/ 12)

- 4) Describe measures to be taken to minimize or avoid any adverse impacts on the wetlands and regulated areas (silt fence, staked hay bales or other Erosion and Sedimentation control measures).

The Applicant has chosen various methods of stormwater infiltration practices to manage surface runoff. Silt fence will be installed at the limits of proposed grading disturbance.

Part D - Site Description

Describe the general character of the land. (Hilly? Flat? Wooded? Well drained? etc.)

Gentle sloping; open field, moderately well drained.

Part E - Alternatives

Have you considered any alternatives to your proposal that would meet your needs and might have less impact on the wetland/watercourse? Please list these alternatives.

Alternative commercial development for professional offices
would require more impervious surfaces with a more intense daily
use of the property

Part F - Map/Site Plan (all applications)

- 1) Attach to the application a map or site plan showing **existing conditions** and the **proposed project** in relation to wetland/ watercourses. Scale of map or site plan should be 1" = 40'; if this is not possible, please indicate the scale that you are using. A sketch map may be sufficient for small, minor projects. (See guidelines at end of application – page 6.)
- 2) Applicant's map date and date of last revision 01/17/12
- 3) Zone Classification NB-2
- 4) Is your property in a flood zone? Yes x No Don't Know

Part G - Major Applications Requiring Full Review and a Public Hearing

See Section 6 of the Mansfield Regulations for additional requirements.

Part H - Notice to Abutting Property Owners

- 1) List the names and addresses of abutting property owners

Name	Address
John W Oliver & Jannifer M Oliver	42 Cemetery Rd Mansfield CT 06250 PO Box 635
Gitsis Connecticut Realty LLC	466 Storrs Road Mansfield CT 06250
Mark H. Perkins, Sr.	471 Storrs Rd PO Box 162 Mansfield
Mark Brazeau	463 Storrs Rd Mansfield CT 06250 CT 06250
Brendan B. Johnston	477 Storrs Rd Mansfield CT 06250
Town of Mansfield	

- 2) **Written Notice to Abutters.** You must notify abutting property owners by certified mail, return receipt requested, stating that a wetland application is in progress, and that abutters may contact the Mansfield Inland Wetlands Agent for more information. Include a brief description of your project. **Postal receipts of your notice to abutters must accompany your application.** (This is not needed for exemptions).

Part I - Additional Notices, if necessary

- 1) Notice to Windham Water Works is attached. If this application is in the public watershed for the Windham Water Works (WWW), you must notify the WWW of your project within 7 days of sending the application to Mansfield--sending it by certified mail, return receipt requested. Contact the Mansfield Inland Wetlands Agent to find out if you are in this watershed.
- 2) Notice to Adjoining Town. If your property is within 500 feet of an adjoining town, you must also send a copy of the application, on the same day you sent one to Mansfield, to the Inland Wetlands Agency of the adjoining town, by certified mail, return receipt requested.

- 3) The Statewide Reporting Form (attached) shall be part of the application and specified parts must be completed and returned with this application.

Part J - Other Impacts To Adjoining Towns, if applicable

- 1) Will a significant portion of the traffic to the completed project on the site use streets within the adjoining municipality to enter or exit the site? ___ Yes x No ___ Don't Know
- 2) Will sewer or water drainage from the project site flow through and impact the sewage or drainage system within the adjoining municipality? ___ Yes x No ___ Don't Know
- 3) Will water run-off from the improved site impact streets or other municipal or private property within the adjoining municipality? ___ Yes x No ___ Don't Know

Part K - Additional Information from the Applicant

Set forth (or attach) any other information which would assist the Agency in evaluating your application. (*Please provide extra copies of any lengthy documents or reports, and extra copies of maps larger than 8.5" x 11", which are not easily copied.*)

Part L - Filing Fee

Submit the appropriate filing fee. (Consult Wetlands Agent for the fee schedule available in the Mansfield Inland Wetlands and Watercourses Regulations.)

___ \$1,000. ___ \$750. ___ \$500. ___ \$250. ✓ \$125. ___ \$100. ___ \$50. ___ \$25.

✓ \$60 State DEP Fee

Note: The Agency may require you to provide additional information about the regulated area which is the subject of the application, or about wetlands or watercourses affected by the regulated activity. If the Agency, upon review of your application, finds the activity proposed may involve a "significant activity" as defined in the Regulations, additional information and/or a public hearing may be required.

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by members and agents of the Inland Wetlands Agency, at reasonable times, both before and after the permit in question has been granted by the Agency.



Applicant's Signature

2/1/12

Date

Common Fields Banquet Hall

General Sequence of construction

1. Establish Siltfence
2. Demo existing garage
3. Prep area for Barn Annex and relocate to new area
4. Install Catchbasins and new stormwater conduits Stub out for future underdrains
5. Re-establish riprap at outlet basin
6. Topsoil seed and mulch disturbed areas where practicable
7. Remove Concrete block Milk Room
8. Strip lower siding on barn in addition areas
9. Strip barn flooring
10. Excavate and pour concrete footings and building walls and retaining walls if any
11. Back fill and rough grade site
12. Complete building envelope siding roofing widows and doors
13. Install electrical conduits well line and septic systems
14. Install upper gravel parking lot
15. Re-rough grade site finish grade where practicable
16. Install concrete curbing edge restraints install pervious paver subgrades and finish brick surfaces underdrains to catch basins install site lighting
17. Install stone and or block retaining walls
18. Install landsape islands and lawn parking areas

The construction Project is expected to take 6-9 months starting as early as June 2012

Other than Building additions and septic systems that will require less than 100 yards of gravel excavation which and will be reused on site for back fill and slab preparation there are only minor excavations required to accomplish the site such as drainage and utility trenching. Fill material will be delivered on site in the form of sub grade materials for pervious stone pavers approximately 50 cu yards sand bedding for trenching 50 cu yards, Additional 50 yards of crushed stone will be required for perforated stone trenches, septic systems and drywells. Finish site grading will require 60 cubic yards of topsoil and 50 cubic yards of natural cedar mulch. In summary the project will require approximately 100 cubic yards of excavations and the delivery of 260 cubic yards of natural or manufactured fill materials within the wetlands upland review area.

PAGE
BREAK

Society of Soil Scientists of Southern New England
P.O. Box 258 • Storrs, CT 06268

Winter 2011

Dear Inland Wetland Commission Members,

Enclosed are two copies of the 2011 edition of the "Registry of Soil Scientists" published by the Society of Soil Scientists of Southern New England (SSSSNE). The brochure is being distributed mainly in Connecticut, Massachusetts, and Rhode Island to state and local agencies and the public at no charge.

One copy is for your Inland Wetlands Commission and one copy is for the town Conservation Commission. Would you please deliver the second copy to your local Conservation Commission?

Additional copies of the Registry are available from SSSSNE. Also, the Registry is on-line on the Society's webpage:

<http://nesoil.com/SSSSNE/>

The Registry lists soil scientists who perform wetland delineations or other environmental evaluations in their jobs as private consultants, educators, or government employees. Educational background, employer, and experience are also listed. Please remember that it is not a state requirement that individual soil scientists must be members of the Society of Soil Scientists of Southern New England, be listed in this Registry, or be ARCPACS certified.

Thank you very much.

Sincerely,

Margaret Washburn, M.S.

Margaret Washburn, M.S.
SSSSNE Board of Directors

Enclosures: 2 copies of the 2011 Registry

PAGE
BREAK